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PK 6583PG 158

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

022725

OM Minot Associates, L.L.C., an Ohio limited liability company, with a place of business at 1765 Merriman Road, Akron, Ohio 44313, for consideration paid, grants to **Waterville Commons Associates, L.L.C.**, ~~a Maine non-profit corporation~~, whose mailing address is 1765 Merriman Road, Akron, Ohio 44313, with Quitclaim Covenant, the land in the City of Waterville, County of Kennebec, and State of Maine, referenced in Subdivision Plat Waterville Commons, Route 104 a.k.a. Main Street, as recorded in Plat Book E2001, Page 035 dated 4/19/2001, Kennebec County, Maine, and described as follows:

LEGAL DESCRIPTION

Fully described on attached Exhibit "A."

IN WITNESS WHEREOF, **OM Minot Associates, L.L.C.**, has caused this instrument to be signed by June Futia, Vice President of OM Minot Capital Corp., its Managing Member, hereunto duly authorized, this 31st day of July, 2001.

Witness:

OM Minot Associates, L.L.C.
By: **OM Minot Capital Corp.**
Its: **Managing Member**

Susan M. Allen
Dawn Newsom

By: *June Futia, Vice President*
June Futia, Vice President

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

July 31st, 2001

Then personally appeared the above-named June Futia, Vice President of OM Minot Capital Corp., the Managing Member of OM Minot Associates, L.L.C., and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Before me,

Dawn Newsom
Notary Public

PA11500(11550)11550: Quitclaim Deed.doc

Atlantic Title 3
76 Atlantic Place
So. Portland, ME 04106

DAWN A. HARRISON (NEWSOM)
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 12/23/03



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Exhibit A – Property Description

Two certain lots or parcels of land situated in the City of Waterville, County of Kennebec, State of Maine, described as follows:

Parcel One:

Commencing at a rebar at the westerly sideline of Main Street, at the northeasterly corner of a parcel of land now or formerly of The First Congregational Church of Waterville, Maine, thence:

S 87° 03' 47" W a distance of 40.49 feet, along said land of The First Congregational Church of Waterville, Maine to a point;

Thence, N 78° 09' 30" W a distance of 656.68 feet, continuing along said land of The First Congregational Church of Waterville, Maine and land now or formerly of Richard C. and Constance T. Larochelle to a rebar set;

Thence, S 11° 50' 30" W a distance of 200.00 feet along said land of Larochelle to a rebar set and the northerly sideline of Eustis Parkway;

Thence, N 78° 09' 30" W a distance of 50.00 feet, to a point, and land now or formerly of William P. and Barbara Niehoff;

Thence, N 11° 50' 30" E a distance of 130.00 feet, along said land of Niehoff to a point of curvature;

Thence, northerly and westerly continuing along said land of Niehoff and a tangent curve to the left having a delta angle of 90° 00' 00", a radius of 70.00 feet, and an arc distance of 109.96 feet, to a rebar set at a point of tangency;

Thence, N 78° 09' 30" W a distance of 280.00 feet, along said land of Niehoff and land now or formerly of Lucien F. and Nancy Anne Veilleux, to a rebar set;

Thence, S 11° 50' 30" W a distance of 100.00 feet, along said land of Veilleux, to a rebar set and land now or formerly of Hemendra and Catherine C. Bhatnagar;

Thence, N 78° 09' 30" W a distance of 105.00 feet, along said land of Bhatnagar to a rebar set and land now or formerly of Frederick G. Eames;

Thence, N 11° 50' 30" E a distance of 100.00 feet along said land of Eames to a rebar set;

Thence, N 78° 09' 30" W a distance of 448.71 feet, continuing along land of Eames, land now or formerly of David V. and Doris A. Smith, and land now or formerly of Marjorie E. and William T. Cottle, to a point;

Thence, S 11° 50' 30" W a distance of 200.00 feet, along said land of Cottle, to a rebar set, and the northerly sideline of Eustis Parkway;

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Exhibit A continued

Thence, N 78° 09' 30" W a distance of 50.00 feet, along said northerly sideline of Eustis Parkway to a point and land described as Parcel Two herein;

Thence, N 11° 50' 30" E a distance of 100.00 along said Parcel Two to a point;

Thence, N 78° 09' 30" W a distance of 209.19 feet continuing along said Parcel Two to a point and land now or formerly of Mid-Maine Medical Center;

Thence, N 11° 42' 45" E a distance of 382.58 feet, along said land of Mid-Maine Medical Center to a point;

Thence, S 78° 09' 30" E a distance of 1544.56 feet, along land of Waterville Commons Associates, L.L.C. to a point and land now or formerly of Allan W. Nyman;

Thence, S 11° 22' 23" W a distance of 90.18, feet along said land of Nyman, to a found one inch iron pipe;

Thence, S 78° 10' 37" E a distance of 225.76 feet, continuing along said Nyman, to a found ¾ inch iron rod and the westerly sideline of Main Street;

Thence, S 25° 24' 51" E a distance of 228.84 feet, along the westerly sideline of Main Street, to the point of beginning.

Parcel Two:

A certain lot or parcel of land described as follows: Bounded on the south by Eustis Parkway, on the west by land now or formerly of William J. Tully and Loyce P. Tully as described in a deed recorded in Kennebec County Registry of Deeds in Book 1419, Page 520; on the east by the above-described Parcel One; and on the north by the above described Parcel One and by land now or formerly of Mid-Maine Medical Center described in a deed recorded in said Registry of Deeds in Book 1809, Page 124.

Said parcels are depicted as 'Lafayette Option Parcel' on a plan entitled *Subdivision Plat-Waterville Commons, Route 104 a.k.a. Main Street, City of Waterville, Kennebec County, State of Maine*, prepared by Survey & Geodetic Consultants, Inc., dated March 8, 2001, revised through March 27, 2001, and recorded in the Kennebec County Registry of Deeds in Book E-2001, Pages 035 and 036.

Being a portion of the premises conveyed to O.M. Minot Associates, L.L.C. in a deed from Foresite, Inc., dated August 25, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6285, Page 213.

RECEIVED KENNEBEC SS.

2001 AUG -9 AM 9:45

ATTEST: *Laura R. Moran*
REGISTER OF DEEDS